138.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,097,000 / 1,097,000
					USE VALUE:	1,097,000 / 1,097,000
					ASSESSED:	1,097,000 / 1,097,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY PAUL W JR &
Owner 2:	HESCOTT BENJAMIN J
Owner 3:	
Street 1:	40 PLEASANT VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SMITH LORNE A/ETAL -
Owner 2:	SMITH LINDA -
Street 1:	40 PLEASANT VIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .226 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Aluminum Exterior and 2114 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9847.000	452,000	1,100	643,900	1,097,000
Total Card	0.226	452,000	1,100	643,900	1,097,000
Total Parcel	0.226	452,000	1,100	643,900	1,097,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 518.92 /Parcel: 518.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88648

GIS Ref

GIS Ref

Insp Date 09/01/17

!10686!

PREVIOUS ASSESSMENT

Parcel ID 138.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	452,000	1100	9,847.	643,900	1,097,000		Year end	12/23/2021
2021	101	FV	439,300	1100	9,847.	643,900	1,084,300		Year End Roll	12/10/2020
2020	101	FV	439,300	1100	9,847.	643,900	1,084,300	1,084,300	Year End Roll	12/18/2019
2019	101	FV	350,000	1100	9,847.	679,600	1,030,700	1,030,700	Year End Roll	1/3/2019
2018	101	FV	347,900	0	9,847.	500,800	848,700	848,700	Year End Roll	12/20/2017
2017	101	FV	347,900	0	9,847.	479,300	827,200	827,200	Year End Roll	1/3/2017
2016	101	FV	347,900	0	9,847.	443,600	791,500	791,500	Year End	1/4/2016
2015	101	FV	340,100	0	9,847.	372,000	712,100	712,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:11:20

LAST REV

Date	Time
05/28/19	08:37:40
danam	

PAT ACCT. 10686

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH LORNE A/E	58929-397		4/20/2012		644,580	No	No		
LICKLIDER LOUIS	24134-322		1/5/1994		125,000	No	No		A

USER DEFINED

Prior Id # 1:	88648
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/30/2019	137	New Wind	1,400	C				
9/19/2013	1427	Redo Kit	22,500	C				
12/12/2012	1632	Manual	8,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
5/13/2014	External Ins	PC	PHIL C
1/28/2014	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
7/20/2012	MLS	EMK	Ellen K
12/1/2008	Meas/Inspect	189	PATRIOT
4/14/2000	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/9/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9847		Sq. Ft.	Site		0	90.	0.73	10									643,873						643,900	

Total AC/HA:	0.22606	Total SF/SM:	9847	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	643,873	Spl Credit		Total:	643,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14668870
Const Adj.:	0.99980003
Adj $ / SQ:	149.040
Other Features:	118000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	614091
Depreciation:	162120
Depreciated Total:	451971

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

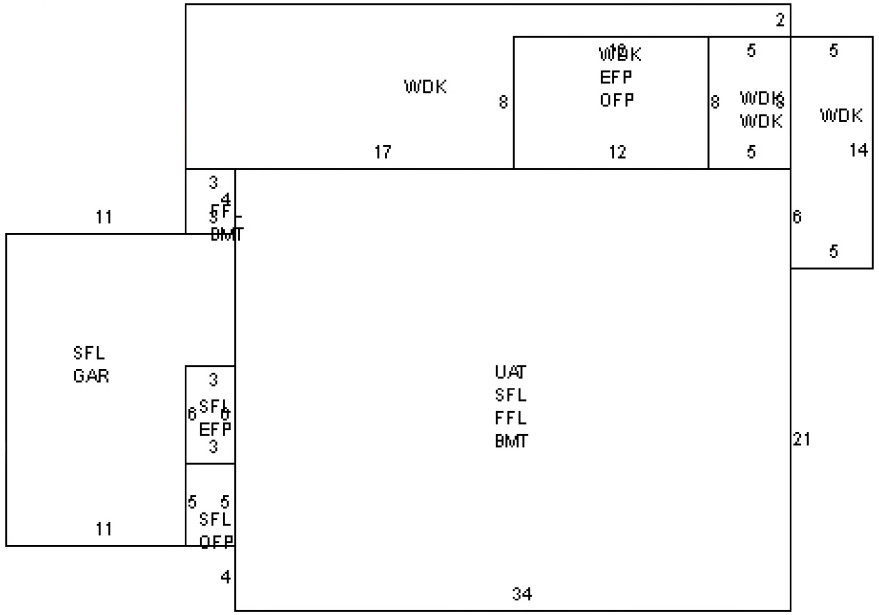
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	180.34
Special Features:	0	Val/Su Net:	107.31
Final Total:	452000	Val/Su SzAd	213.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,184	149.040	176,463
BMT	Basement	930	44.710	41,582
FFL	First Floor	930	149.040	138,607
WDK	Deck	480	8.080	3,879
GAR	Garage	233	25.720	5,994
UAT	Upper Attic	230	59.620	13,682
EFP	Enclos Porch	114	51.100	5,825
OFP	Open Porch	111	31.360	3,481
	Net Sketched Area:	4,212	Total:	389,513

Size Ad	2114	Gross Area	4900	FinArea	2114

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10x36	A	AV	2010	3.29	T	7.2	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100

IMAGE

AssessPro Patriot Properties, Inc